



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, January 10, 2012

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### CALL TO ORDER

#### CONSENT ITEMS

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individual by any Commission member making such request prior to a motion and vote on the Consent items.*

**12-022**     [Minutes of the Planning and Zoning Commission Regular Meeting of December 13, 2011](#)

**Attachments:**     [Minutes](#)

**11-157PF**     [Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Preliminary-Final Plat for Lots 1, 2, and 3, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the North Side of Wilmeth Road and on the East Side of U.S. Highway 75 \(Central Expressway\).](#)

**Attachments:**     [PZ Staff Report](#)  
                              [Standard Conditions Checklist](#)  
                              [Maps](#)  
                              [Letter of Intent](#)  
                              [Proposed Preliminary-Final Plat](#)

**11-190PF**     [Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, Standard Pacific of Texas, and T.J. Wheeler, Jr., for Approval of a Preliminary-Final Plat for Stone Hollow, Approximately 99.69 Acres, Located on the East Side of Alma Road and Approximately 1,700 Feet North of Silverado Trail.](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions for Pre-Final Plat](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Pre-Final Plat](#)

**END OF CONSENT AGENDA**

**REGULAR ITEMS**

**11-007Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Francisco Gomez, for Approval of a Request to Rezone Approximately 0.35 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Josephine Street and Kentucky Street. \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Maps](#)

**11-176Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JFW Properties, L.L.C., on Behalf of WWI Investments, Inc., for Approval of a Request to Rezone Approximately 6.93 Acres, from "C" - Planned Center District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allowed Uses, Located on the East Side of Hardin Boulevard and On the North Side of McKinney Ranch Parkway. \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**11-193SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building \(Citychurch Outreach Ministry\), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint](#)

**11-153M** [Consider/Discuss/Act on a Resolution Defining Truck Fueling Station and Truck Stop and Establishing which Zoning District\(s\) are Appropriate for these New and Unlisted Land Uses.](#)

**Attachments:** [PZ Staff Report](#)  
[Section 146-43 New and Unlisted Uses](#)  
[PZ Staff Report from 110811](#)  
[CCAI from 120611](#)  
[Industrial Zoning and FLUP Exhibit](#)  
[11-153M PowerPoint](#)

## COMMISSION AND STAFF COMMENTS

*Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.*

## ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 6th day of January, 2012 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.